

TOWN OF LOS ALTOS HILLS PLANNING COMMISSION AGENDA

REGULAR MEETING, THURSDAY, DECEMBER 1, 2011 AT 7:00 p.m.

Council Chambers, 26379 Fremont Road, Los Altos Hills www.losaltoshills.ca.gov

ASSISTANCE FOR PERSONS WITH DISABILITIES

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (650) 941-7222. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Notice to Public: Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection in the City Clerk's office located at 26379 Fremont Road, Los Altos Hills, California during normal business hours.

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

2. PRESENTATIONS FROM THE FLOOR

Persons wishing to address the Commission on any subject not on the agenda are invited to do so now. Please note, however, that the Commission is not able to undertake extended discussion or take action tonight on non-agendized items. Such items will be referred to staff or placed on the agenda for a future meeting.

3. PUBLIC HEARINGS

Persons wishing to address the Commission should obtain a copy of the request form located at the table at the back of the Council Chambers and leave the completed form at the podium; this ensures that names are recorded accurately in the minutes. Please limit remarks to three minutes. This will assure time for all persons wishing to speak. Also, in the interests of time, please avoid redundancy with remarks made by previous speakers. If a large group wishes to express its views, the group should try to have one spokesperson.

If you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described below, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Any interested party may appeal a determination of the Planning Commission to the City Council by filing a written notice of appeal with the City Clerk within twenty-two (22) days of the decision. A nonrefundable filing fee and a deposit for services shall accompany each notice of appeal, except that any member of the City Council may file such an appeal without payment of a fee.

Planning Commission Ex Parte Contacts Policy Disclosure

3.1 [STUDY SESSION on the Retaining Wall Design for the Arastradero Trail Improvement Project; The proposed retaining wall along Arastradero Road will be approximately 475 feet long with heights ranging from 3 to 10 feet tall; File # 269-11-MISC](#) (staff-Debbie Pedro).

4. OLD BUSINESS – none

5. NEW BUSINESS – none

6. REPORTS FROM CITY COUNCIL MEETINGS

6.1 Planning Commission Representative for November 17 – Cancelled

- 6.2 Planning Commission Representative for December 7 – Commissioner Harpootlian
 - 6.3 Planning Commission Representative for January 19 – Commissioner Collins
 - 6.4 Planning Commission Representative for February 16 – Commissioner Clow
7. APPROVAL OF MINUTES
- 7.1 [Approval of November 3, 2011 minutes](#)
8. REPORTS FROM FAST TRACK MEETINGS – none
9. REPORTS FROM SITE DEVELOPMENT MEETINGS – NOVEMBER 8, NOVEMBER 22, AND NOVEMBER 29, 2011
- 9.1 [LANDS OF MALIUANAG; 26760 St. Francis Drive; File #157-11-ZP-SD; A request for a Site Development Permit for a 932 square foot first and second story addition and major remodel \(maximum height 26'\). CEQA review: Categorical Exemption per Section 15301 \(e\) \(staff-Brian Froelich\).](#)
 - 9.2 [LANDS OF HEIT; 27753 Sherlock Road; File #123-11-ZP-SD; A request for a Site Development Permit of a landscape screening plan for a new 4,266 square foot residence with a basement and swimming pool \(maximum height: 26'6"\) that was approved on March 25, 2008. CEQA review: Categorical Exemption per Section 15304 \(b\) \(Staff-Nicole Horvitz\).](#)
 - 9.3 [LANDS OF HITZ; 26026 Scarff Way; File #265-11-ZP-SD; A request for a Site Development Permit for a 1,144 square foot photovoltaic solar array \(52'L x 22'W\) maximum height is 6'. CEQA review: Categorical Exemption per Section 15303\(e\) \(staff-Nicole Horvitz\).](#)
 - 9.4 [LANDS OF ZHU/XU; 24920 La Loma Court; File #127-11-ZP-SD; A request for a Site Development Permit of a landscape screening plan for a new two story residence approved on February 24, 2009. CEQA review: Categorical Exemption per Section 15304 \(b\) \(Staff-Nicole Horvitz\).](#)
 - 9.5 [LANDS OF MERCADANTE; 26471 Weston Drive; File #246-11-SD-ZP; A request for a Site Development Permit for a 460 square foot addition and remodel \(maximum height 24'\). CEQA review: Categorical Exemption per Section 15301 \(e\) \(staff-Brian Froelich\).](#)
10. ADJOURNMENT